



**Three Year  
Asbestos  
Re-Inspection  
Report**

**Prepared for:**

**Battle Creek Montessori Academy  
399 North 20th Street  
Springfield, Michigan 49037**

**Completed by:**

**Northern Analytical Services, LLC.  
PO Box 1604  
Big Rapids, Michigan 49307**

**Project No.: 220183  
Report Date: September 6, 2022**

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## Introduction

The following Three-Year Asbestos Re-Inspection Report was completed by Northern Analytical Services, LLC. (NAS) for Battle Creek Montessori Academy located at 399 North 20th Street, Springfield, Michigan 49037. Re-inspection activities were limited to the known or assumed asbestos containing materials identified in the previous re-inspection report.

In accordance with the US EPA under the National Emissions Standard for Hazardous Air Pollutants (NESHAPs), building owners and their contractors are responsible for having building materials tested for asbestos content prior to disturbance. This re-inspection is not intended to satisfy NESHAP requirements; Additional inspection and testing services will be necessary before performing renovations or other activities that will otherwise disturb building materials.

In accordance with the Asbestos Hazard Emergency Response Act (AHERA), all buildings owned and/or operated by K-12 school districts are required to be incorporated in the district's management plan. These regulations allow for buildings, or portions of buildings, constructed after 1988 to either be inspected for the presence of asbestos containing materials (ACM) or be accompanied by a statement from the architect/construction manager that no ACM was installed during construction activities. It is recommended that acceptable statements be obtained and attached to this report for any future renovation/construction activities.

This re-inspection included the following buildings:

<b>School Building Number</b>	<b>Building</b>	<b>Address</b>
1	Battle Creek Montessori Academy	399 North 20th Street Springfield, Michigan 49037

Battle Creek Montessori Academy  
3 Year Asbestos Re-Inspection Report  
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### **Company Statement**

This Re-Inspection Report and Management Plan update was prepared by Northern Analytical Services, LLC., to assist Battle Creek Montessori Academy in meeting the 3-Year Re-Inspection requirements set forth by AHERA.

In preparation of this document, every attempt has been made to recommend the least burdensome response actions consistent with protecting human health and the environment as specified by AHERA.

AHERA states that the management plan is the responsibility of the owner/operator of the facility, also called the Local Education Agency (LEA); in this case the LEA is Battle Creek Montessori Academy. It is the responsibility of the LEA to read and understand the response actions, their obligations, timetables, and to determine if these actions are reasonable actions prior to signing the owner/operator statement. Any changes or additions to this document without written authorization from NAS will automatically void the inspection and management plan statements.

If the LEA decides to make changes to this report without authorization from NAS or decides to make changes which conflict with the advice and/or professional judgment of NAS, a separate statement shall accompany the management plan and should specify which recommended actions the owner/operator has decided to change, the actual changes and rationale for the changes. NAS will not accept any responsibility for changes to any response actions that weren't stated previously by NAS

## **Asbestos Background**

Asbestos is a naturally occurring mineral. It is distinguished from other minerals by the fact that its crystals form long, thin fibers. Deposits of asbestos are found throughout the world. The primary sites of commercial production are Canada, China, Brazil, Zimbabwe, and South Africa. Asbestos is also mined commercially in limited quantities in the United States, in California and Vermont.

Asbestos has been used in thousands of products. Collectively, these are referred to as asbestos-containing material (ACM). Asbestos gained wide-spread use because it was plentiful, readily available and low in cost. Because of its unique properties – fire resistance, high tensile strength, poor heat, electrical conductivity and being generally impervious to chemicals attacks – asbestos proved well-suited for many uses in the construction trades.

Asbestos-related diseases are chronic diseases and symptoms usually do not appear for 15 to 40 years after initial exposures to airborne asbestos fibers. In nearly all cases, many years of exposure to high levels of airborne ACM is necessary for personnel to contract asbestos-related diseases.

The primary exposure route is inhalation. Inhaled fibers may become embedded in the bronchial tubes or alveoli, or they may pass through to the pleura – the lining of the chest cavity. Asbestos-related diseases include asbestosis, lung cancer, mesothelioma and gastrointestinal cancers.

## **Survey Procedures**

Survey procedures were conducted in accordance with AHERA. Survey work was conducted by a properly trained and accredited State of Michigan Asbestos Building Inspector.

To complete this survey, the inspector(s) reviewed the most recent re-inspection report and performed an inspection of the materials identified in that report as either known or assumed to be asbestos containing. During the inspection, the inspector visually inspected materials for damage or the potential for damage.

NAS did not conduct a thorough inspection of the building(s) to determine the presence, location, or quantity of materials suspected to contain asbestos. NAS inspected the materials identified in the previous re-inspection. Prior to performing any renovation work NAS strongly recommends a thorough building inspection be performed.

## **Unknown Suspect Materials**

It is likely that there are suspect asbestos containing materials present that have not been identified in this re-inspection or in previous AHERA inspections. Keep in mind that in 1988 when AHERA was enacted many inspectors were new and likely missed some of the suspect

materials. Additionally, new building materials have likely been added since the original AHERA inspection. It is a common misconception that asbestos has been banned, it is still legal to sell many types of building materials yet today that contain asbestos.

In addition to unknown/untested materials, many known asbestos containing materials have been removed over the years through renovation or maintenance activities. It is possible that the conditions at the time work was completed would not allow for complete removal and some portion of the ACM remain. The following are examples of this:

- Cabinets and unit vent heaters cover old floor tile.
- Floor tile was removed but the asbestos containing mastic remains and was covered with new flooring.
- Pipe insulation was abated where exposed but the asbestos insulation extends into a wall cavity.
- Spray applied acoustical ceilings were scrapped but the non-asbestos plaster substrate remains along with asbestos containing overspray above it.
- Spray applied fire proofing was removed but residual overspray remains in wall cavities and other hidden areas.

To help ensure suspect ACMs are not unknowingly disturbed it is crucial that the NESHAP regulations are closely followed and every space be thoroughly inspected and every building material be tested prior to disturbance. This report does not cover unknown or hidden suspect materials.

### **Facility Recommendations**

Based on the findings of the Inspector, the following general site recommendations have been made:

Careful review of the included Survey Data and Response Actions should be conducted by the Districts Designated Person. The reports titled Homogenous Material Report will provide a detailed description of the suspect ACM found, asbestos content, friability, type of asbestos present, and the total quantity found in each building. Reports titled Survey and Response Action Report will provide a description of what materials were found in each room, comments on the specific location and damage if any was observed and response actions to be taken for each of the known or assumed to contain ACM found in each area. The report titled Periodic Surveillance is intended to assist the Designated Person in completing the required periodic surveillance (at least 1 time every 6 months).

For materials that have been identified as damaged, it is recommended that a licensed abatement contractor be contacted to make any repairs or to conduct any removal activities needed.

In accordance with CFR 1910.1200, it is recommended that each ACM be properly labeled as asbestos containing. Warning labels should contain the following information:

Danger  
Contains Asbestos Fibers  
Avoid Creating Dust  
Cancer and Lung Disease Hazard

Labels should be placed in various locations on each material in a manner to avoid accidental disturbance.

Prior to any renovation or maintenance activity, review the Management Plan to ensure materials being impacted by the renovation/activity do not contain asbestos. Should materials likely to be disturbed not be accurately described in the inspection reports, contact a licensed Asbestos Building Inspector to collect samples. Do not disturb materials not described in the Management Plan or materials identified as asbestos containing or assumed to contain asbestos.

If a disturbance occurs, either accidental or planned (abatement project), area air monitoring should be conducted to establish the airborne concentration of asbestos fibers present. Both State and Federal Agency strictly govern disturbance activities and exposure to employees and building occupants. Proper air sampling can determine if area contamination has occurred as well as help assure employees and building occupants in adjacent areas are not being exposed. In addition to area monitoring, AHERA requires third party area air clearance testing whenever a disturbance occurs.

Records of future renovation activities should be kept. These records should include what materials were disturbed and to what extent. Also, information on replacement materials is vital in keeping this survey up to date. Often Architects or Design Engineers can provide legal statements indicating that replacement materials do not contain asbestos. Other documentation of this sort would be material or product safety data sheets. If proper documentation is not available for suspect ACM's located in building constructed prior to 1986, sample collection and analysis is required by State and Federal Regulations.

Both CFR 1910.110 and CFR 1926.110 require that employers provide awareness training to all employees that are expected to come in contact with or required to work in the general vicinity of ACM. In accordance with regulatory requirements, it is recommended that all housekeeping and maintenance employees receive, at a minimum, 2-hour asbestos awareness training. In addition, employees that are required to conduct minor cleanup projects shall be provided additional training.

### **Management Planner's Recommendations**

All of the ACM or suspect ACM identified in this report was noted by the inspector as being in good condition unless specifically mentioned below under each building name. Continue the facility's operations and maintenance program and conduct periodic assessments (at least every 6 months) of all known or assumed asbestos containing materials.

The following recommendations (not all inclusive, see Response Actions for additional recommendations) are based on the inspector's findings, laboratory results and the management planner's opinion. Please note that all work described below must be completed either by in house properly trained 16-hour asbestos operations and maintenance personnel or a licensed asbestos abatement contractor. Third-party air clearance testing should be conducted following any repair/removal actions described below:

#### **School Building Number 1 - Battle Creek Montessori Academy**


1. All ACM observed during this re-inspection was found to be in good condition.



## Signature Page


### Inspection Statement

The person(s) listed below hereby attest(s) that he/she/they did inspect, assess and perform sampling of suspect asbestos containing building materials (ACBM) at the buildings/portions of buildings listed in this report in accordance with AHERA regulations set forth in 40 CFR Section 763.85(a):

Name	Accreditation No.	Signature	Date
Kevin Delancey	A39427		09/06/2022

### Management Plan Statement

The person(s) listed below hereby attest(s) that he/she/they did review the asbestos re-inspection data collected by the asbestos building inspector for this re-inspection. Any recommendations are based on the above referenced inspection in accordance with AHERA regulations set forth in 40 CFR Section 763.93 (12), (ii).

Name	Accreditation No.	Signature	Date
John Rehkopf	A16809		09/06/2022

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### **Local Education Information**

Local Education Agency (LEA): Battle Creek Montessori Academy  
LEA Address: 399 North 20th Street, Springfield, Michigan 49037  
Designated Person: Denise Bontempo  
Designated Person Address: 399 North 20th Street, Springfield, Michigan 49037  
Designated Person Telephone: 269-339-3308

### **Training Certification**

The Designated Person(s) listed above attests that he/she/they received adequate training covering the Local Education Agency's (LEA) responsibilities for Designated Person in accordance with 763.93 (e)(4). This training included:

- The health effects of asbestos exposure
- Detection, identification and assessment of ACBM
- Options for controlling ACBM
- Asbestos management programs
- Relevant State and Federal regulations regarding asbestos
- The LEA/Designated Person responsibilities.

Training was provided by: \_\_\_\_\_

Under the course titled: \_\_\_\_\_

on: \_\_\_\_\_ and was \_\_\_\_\_ hours in length.

Designated Person Signature: \_\_\_\_\_  
Denise Bontempo Date

### LEA Responsibility Certification

The Designated Person listed above certifies that the general LEA responsibilities as required by 763.84 have been or will be satisfied. This includes the following actions:

1. Anyone who conducts any inspections, re-inspections or abatement projects; develops or updates management plans; or performs operations and maintenance that will disturb ACM are licensed asbestos professionals.
2. All custodial and maintenance staff have received two-hour asbestos awareness training and 14 hours of operations and maintenance training (along with annual refreshers) as described in AHERA.
3. The parents, teachers and employee organizations are notified on an annual basis of all inspections, response actions and periodic surveillance that are planned or in progress in regard to asbestos in each school building.
4. Short-term workers (e.g., telephone repair workers, utility workers or exterminators) are informed of the locations of ACBM in school buildings.
5. Warning signs are posted immediately adjacent to ACM in routine maintenance areas that state:

Danger. Asbestos. Hazardous.  
Do Not Disturb  
Without Proper Training and Equipment

6. Parents, teachers and employee organizations are notified in writing on an annual basis of the availability of the school's asbestos management plan.
7. The management plans are available for inspection in each school and the district office.
8. Records are properly maintained.
9. Each management plan contains a statement, signed by the designated person that certifies the LEA's responsibilities have been or will be met. The statement needs to be amended for each new designated person chosen by the LEA.
10. Re-inspections are conducted at least once every three years after a management plan is in effect.

As the Designated Person for \_\_\_\_\_, I will ensure that the above items are completed in accordance with AHERA.

\_\_\_\_\_  
Signature of Designated Person

\_\_\_\_\_  
Denise Bontempo

\_\_\_\_\_  
Date

## **Appendix A**

### **Inspection Data**

## **Material Report**

# Homogeneous Material Report

Project No.: 220183  
Battle Creek Montessori Academy  
2022 3 Year AHERA Re-Inspection

<i>Material No.</i>	<i>Homogeneous Material Description</i>	<i>Category</i>	<i>Friability</i>	<i>Asbestos Detected</i>	<i>Percent Asbestos</i>	<i>Asbestos Type</i>	<i>Quantity</i>	<i>Units</i>
1	off-white cove base	mm	not friable	no	---	none detected		ln.ft.
2	caulk on exterior aluminum door frame	mm	not friable	no	---	none detected		ln.ft.
3	2'x4' ceiling tile, white w/ same size pinholes & horizontal gouges	mm	friable	no	---	none detected		sq.ft.
4	drywall & mud compound	mm	not friable	no	---	none detected		sq.ft.
5	brown cove base	mm	not friable	no	---	none detected		ln.ft.
6	2'x4' ceiling tile, drywall	mm	not friable	no	---	none detected		sq.ft.
7	texture on drywall	sm	not friable	no	---	none detected		sq.ft.
8	brown stair tread	mm	not friable	no	---	none detected		sq.ft.
9	caulk on interior metal door frame	mm	not friable	no	---	none detected		ln.ft.
10	black cove base	mm	not friable	no	---	none detected		ln.ft.
11	12"x12" floor tile, white w/ tan streaks	mm	not friable	no	---	none detected		sq.ft.
12	caulk on interior aluminum door frame	mm	not friable	no	---	none detected		ln.ft.
13	caulk on interior aluminum window frame	mm	not friable	no	---	none detected		ln.ft.
14	2'x4' ceiling tile, white w/ random size holes	mm	friable	no	---	none detected		sq.ft.

# Homogeneous Material Report

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<i>Material No.</i>	<i>Homogeneous Material Description</i>	<i>Category</i>	<i>Friability</i>	<i>Asbestos Detected</i>	<i>Percent Asbestos</i>	<i>Asbestos Type</i>	<i>Quantity</i>	<i>Units</i>
15	floor tile & mastic assumed under carpet	mm	category I non- friable	yes	---	assumed	6582	sq.ft.
16	tar/mastic/felt assumed under wood gym floor	mm	category II non- friable	yes	---	assumed	22026	sq.ft.
17	wood fire door	mm	category II non- friable	yes	---	assumed	3	each
18	metal fire door	mm	category II non- friable	yes	---	assumed	8	each

# **Survey & Response Action Report**



# Survey and Response Action Report

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<i>Function Area</i>	<i>Material No.</i>	<i>Homogenous Material Description</i>	<i>Asbestos Detected</i>	<i>Quantity</i>	<i>Units</i>	<i>Damage Assessment</i>	<i>Damage Potential</i>	<i>Response Action</i>	<i>Comments</i>
throughout building	15	floor tile & mastic assumed under carpet	yes	6582	sq.ft.	No Damage	Low	Maintain O&M Plan	
throughout building	16	tar/mastic/felt assumed under wood gym floor	yes	22026	sq.ft.	No Damage	Low	Maintain O&M Plan	
throughout building	17	wood fire door	yes	3	each	No Damage	Low	Maintain O&M Plan	
throughout building	18	metal fire door	yes	8	each	No Damage	Low	Maintain O&M Plan	

# **Periodic Surveillance Report**

# Periodic Re-Inspection

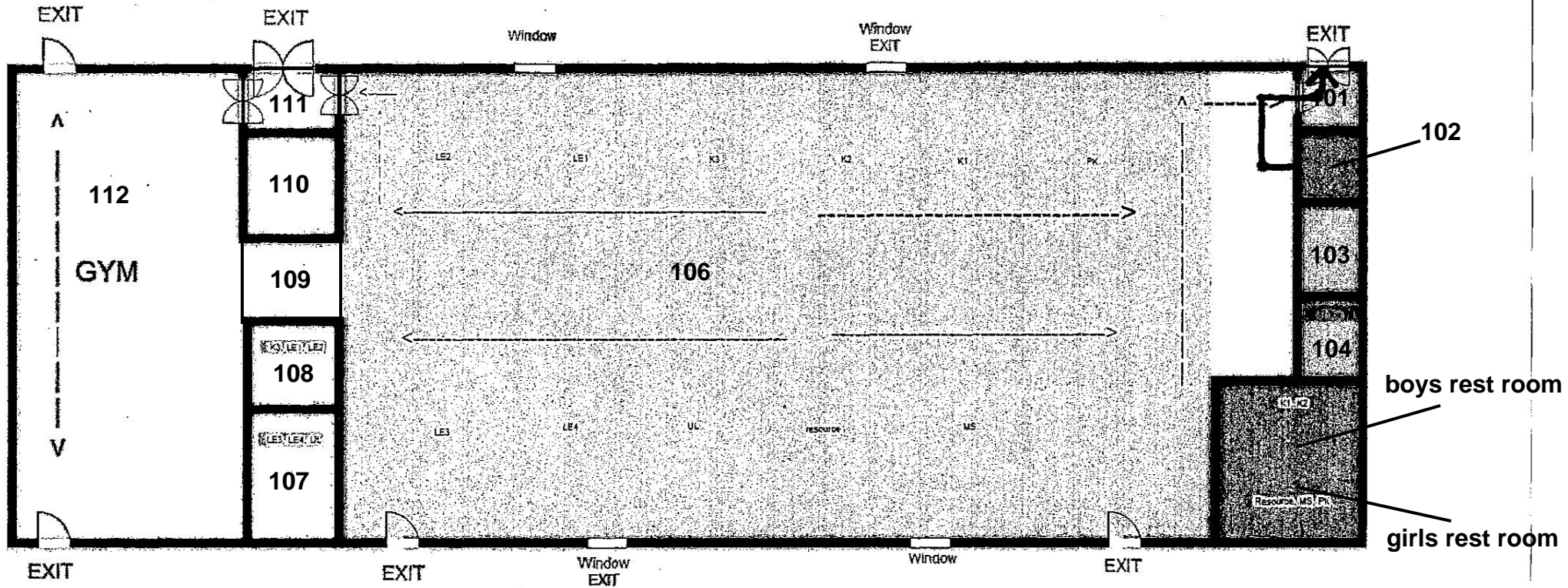
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						<i>Re-Inspection (circle one)</i>				
<i>Function Area</i>	<i>Description</i>	<i>Friability</i>	<i>Asbestos Detected</i>	<i>Quantity</i>	<i>units</i>	Date: _____ By: _____	Date: _____ By: _____	Date: _____ By: _____	Date: _____ By: _____	Date: _____ By: _____
throughout building	floor tile & mastic assumed under carpet	category I non-friable	yes	6582	sq.ft.	GC D SD R	GC D SD R	GC D SD R	GC D SD R	GC D SD R
throughout building	tar/mastic/felt assumed under wood gym floor	category II non-friable	yes	22026	sq.ft.	GC D SD R	GC D SD R	GC D SD R	GC D SD R	GC D SD R
throughout building	wood fire door	category II non-friable	yes	3	each	GC D SD R	GC D SD R	GC D SD R	GC D SD R	GC D SD R
throughout building	metal fire door	category II non-friable	yes	8	each	GC D SD R	GC D SD R	GC D SD R	GC D SD R	GC D SD R

GC=Good Condition(no damage), D=Damaged(less than 10%), SD=Significant Damage (more than 10%), R=Removed(no longer present)

## **Floor Plan**

# Battle Creek Montessori Academy



Fire/Tornado

0ft 36ft 72ft